065.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	789,000	/	789,000
USE VALUE:	789,000	/	789,000
ASSESSED:	789,000	/	789,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALOY PAUL D & DIANE T
Owner 2:	
Owner 3:	
Street 1:	17 RICHFIELD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1928, having primarily Vinyl Exterior and 1772 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7105.000	342,400	3,400	443,200	789,000
Total Card	0.163	342,400	3,400	443,200	789,000
Total Parcel	0.163	342,400	3,400	443,200	789,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.26 | /Parcel: 445.26

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	342,400	3400	7,105.	443,200	789,000		Year end	12/23/2021
2021	101	FV	330,100	3400	7,105.	443,200	776,700		Year End Roll	12/10/2020
2020	101	FV	330,100	3400	7,105.	443,200	776,700	776,700	Year End Roll	12/18/2019
2019	101	FV	266,000	3400	7,105.	411,500	680,900	680,900	Year End Roll	1/3/2019
2018	101	FV	266,000	3400	7,105.	411,500	680,900	680,900	Year End Roll	12/20/2017
2017	101	FV	266,000	3400	7,105.	360,900	630,300	630,300	Year End Roll	1/3/2017
2016	101	FV	266,000	3400	7,105.	329,200	598,600	598,600	Year End	1/4/2016
2015	101	FV	244,900	3400	7,105.	291,200	539,500	539,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5580

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COYLE RAYMOND/E	28717-505		6/17/1998		233,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2012	613	Redo Bas	3,800					PLAYROOM
10/17/2006	890	Redo Bat	2,400					
6/16/2003	462	Foundati	25,000	C		G6	GR FY06	19X14 ADD TO REAR

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	372	PATRIOT
11/29/2006	Permit Visit	BR	B Rossignol
8/9/2005	Permit Visit	BR	B Rossignol
11/6/2000	Hearing N/C	189	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7105		Sq. Ft.	Site		0	70.	0.89	12									443,204						443,200	

USER DEFINED

Prior Id # 1:	41430
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct: 41430

GIS Ref:

GIS Ref:

Insp Date: 11/14/18

!5580!

PRINT

Date	Time
12/30/21	02:25:29

LAST REV

Date	Time
04/16/19	14:46:00

apro

Patriot Properties Inc.

Total AC/HA:	0.16311	Total SF/SM:	7105	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	443,204	Spl Credit		Total:	443,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.24255073
Const Adj.:	0.98990101
Adj $ / SQ:	135.300
Other Features:	72872
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358871
Depreciation:	16508
Depreciated Total:	342363

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 5 | BRs: 2 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

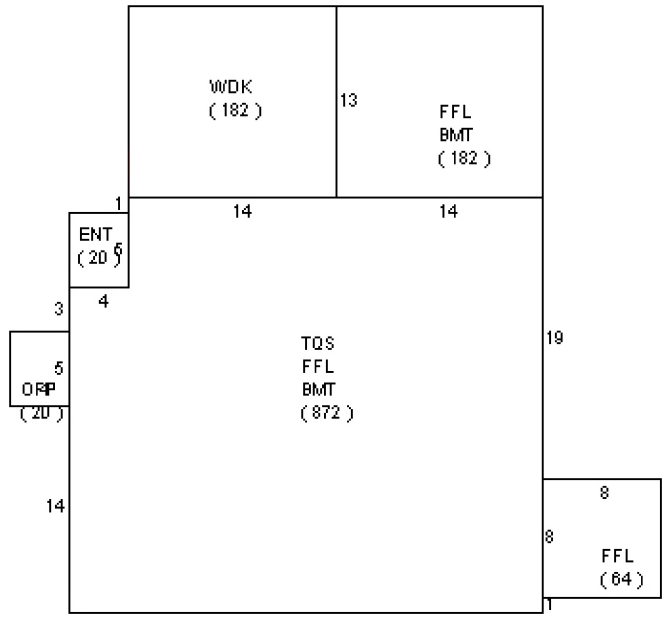
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	135.30
Special Features:	0	Val/Su Net:	112.34
Final Total:	342400	Val/Su SzAd	193.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,118	135.300	151,266
BMT	Basement	1,054	40.590	42,782
TQS	3/4 Story	654	135.300	88,486
WDK	Deck	182	11.380	2,071
ENT	ENTRY	20	26.130	523
OFP	Open Porch	20	43.560	871

Net Sketched Area: 3,048 | Total: 285,999

Size Ad 1772 | Gross Area 3266 | FinArea 1772

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1928	26.57	T	40	101			3,400			3,400

More: N | Total Yard Items: 3,400 | Total Special Featues: | Total: 3,400